

City of Texas City: Proposal for PEMB Roof Replacement

Project Location: 3901 Bay Street Extension Texas City, TX 77590

Prepared For: Corbin Ballast

Prepared By: SoCo Properties LLC

Proposal Date: 4/22/2026

UEI# JXLUT87JM7E1

Project Overview

SoCo Properties LLC proposes to provide turnkey exterior rehabilitation of the existing structure, including demolition, surface preparation and coatings, and installation of new roof and wall panel systems. This scope is specifically structured to replace all non-structural exterior components while maintaining the integrity of the existing interior roofing and primary structural frame.

Scope of Work

1. Mobilization

- Mobilization of labor, equipment, and materials
- Site setup, access coordination, and equipment setup

2. Demolition

- Removal of existing exterior wall panels, roof panels, trim and accessories
- Removal of purlins at exterior wall interface. Purlins to be cut 1' from wall panel.
- Protection of existing roof system and structure to remain
- Removal of catwalk, conveyor belt, silo and obsolete equipment inside PEMB

3. Structural Steel & Purlins

- Furnish and install new 8" x 2-1/8" x 2-3/8" Zee 14 GA red-oxide zee purlins (2,048 LF)
- Field splice and integrate new members with existing structure at exterior wall
- Layout and installation based on existing conditions to be replaced in like kind

4. Surface Preparation & Coatings

- Abrasive blasting of exposed primary structural members
- Surface prep, stripe coating on corners and hard to reach areas followed by 2-part painting system
- **Given the nature of the work area, sand blasting grit will remain and not be reclaimed.**

5. Roof Panel System

- Install double lock Standing Seam Roof (SSR) Panels approx. 9,000SF
- Complete system including:
 - Ridge cap

- Eave/edge trim
- Closures and sealants
- Integration with existing roofing system

6. Wall Panel System

- Install PBR Wall Panels – roughly 2,000 SF
- Include all required trim and accessories:
 - Rake, Base and Corner trim
 - Closure systems
- Full perimeter sealing and weather-tight installation

7. Drainage

- Install gutter and downspout system:
 - Gutters: 330 LF
 - Downspouts: 150 LF

8. Electrical

- Minor electrical work associated with demolition and reinstallation
- Disconnect/reconnect as required for execution of scope
- Furnish and install new exterior light fixtures of the same type and quantity under the PEMB canopy

Site Conditions & Safety Considerations (Coastal / High Wind Environment)

This project is located in a coastal environment subject to consistently high wind conditions. Installation of sheet metal panels and associated components in these conditions requires additional planning, sequencing, and safety controls.

SoCo Properties will implement the following measures:

- Controlled installation sequencing to limit exposure of unsecured panels
- Temporary fastening and staging procedures to prevent material displacement
- Wind monitoring during installation activities, with work adjustments as required
- Enhanced crew safety protocols during panel handling and placement
- Equipment and lift planning specific to wind-sensitive operations

These conditions are accounted for in the project approach and execution plan. Work may be temporarily suspended during unsafe wind conditions to maintain crew safety and protect installed materials.

Assumptions & Clarifications

- Existing primary structural frame is adequate and remains in place
- Interior roofing & wall system remains and is not disturbed
- No hazardous material abatement included

Exclusions

- Design or engineering of any kind
- Permits, TDI, windstorm and shop drawings
- Foundation work or structural reinforcement beyond noted scope
- Interior work of any kind
- Surveying, testing, or geotechnical work
- Temporary weatherproofing beyond standard installation practices

Pricing

DEMO	\$	27,398.00
BLASTING / PAINTING	\$	15,375.00
STEEL & PANELS	\$	213,327.00
ELECTRICAL	\$	2,254.00
Total	\$	258,894.00

Schedule

Upon notice to proceed, SoCo anticipates a construction duration of approximately 4-6 weeks (weather dependent), inclusive of mobilization, fabrication, and installation.

Warranty

Standard SoCo Properties 1-yr workmanship warranty

Acceptance

If this proposal aligns with your expectations, we are prepared to proceed immediately with preconstruction coordination and scheduling.

Respectfully Submitted,

Kip Glier

Please sign below if above proposal if approved

X *Corbin Ballast* 4-24-2026

Corbin Ballast
City of Texas City Director of Utilities